



Planning Building & Development
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CITY OF ROANOKE PLANNING COMMISSION
CITY COUNCIL CHAMBER, NOEL C. TAYLOR MUNICIPAL BUILDING
October 10, 2016 – 1:30 p.m.
AGENDA

I. Call to Order and Welcome.

Welcome to the October 10, 2016, meeting of the City Planning Commission. Please make sure that sound on all cellular phones and electronic devices is turned off during the meeting. If you wish to speak to any matter, the chair will recognize you in turn. Please approach the podium and state your name and residential address so that the Commission's secretary may record the proceedings accurately.

II. Approval of Agenda: October 10, 2016

III. Approval of Minutes: June 13, 2016
August 8, 2016

IV. Unfinished Business: None.

V. New Business:

- A.** Application by Nada and Mounir Melki and Ernie Littlefield to vacate an unused approximately 10 foot wide alley extension between the western boundary of Official Tax Nos. 2222110, 2222119 and 2222108 and along the eastern boundary of Official Tax No. 2222107 and to vacate an unused approximately 5 foot wide alley extending from the intersection with 11th Street, N.W., between Official Tax Nos. 2222108 and 2222119 to connect with the aforementioned 10 foot wide alley.
- B.** Application by Fisher Properties, LLC, to repeal conditions proffered as part of a previous rezoning at 2701 and 2707 Brambleton Avenue, S.W., bearing Official Tax Nos. 1650326 and 1650325, respectively.
- C.** Motion to schedule a public hearing to consider proposed amendments to Chapter 36.2, Zoning, of the Code of the City of Roanoke, (1979), as amended, by amending and reordaining the following code sections to update, clarify, and make the City's zoning ordinance easier to use for its citizens, such amendments not constituting a comprehensive rezoning or changing of any densities unless otherwise noted: Article 2, Zoning Districts; Article 3, Regulations for Specific Zoning Districts; Article 4, Supplemental Regulations; Article 6, Development Standards; Article 7, Nonconforming uses, Structures and Lots; and Appendix A, Definitions. The ordinance adopting the zoning amendments described above shall have an effective date of November 21, 2016.

- D.** Motion to schedule a public hearing to consider proposed amendments to Chapter 31.1, Subdivisions, of the Code of the City of Roanoke, (1979), as amended, for the public necessity, convenience, and general welfare, and to promote good land use practice. Text amendments are proposed to Article 3, Subdivision Layout, and Appendix B, Submittal Requirements. The ordinance adopting the text amendments described above shall have an effective date of November 21, 2016.
- E.** Motion to schedule a public hearing to amend 36.2, Zoning, of the Code of the City of Roanoke (1979), as amended, to rezone property located at 2002 Blue Hills Drive NE, bearing Official Tax Map No. 7230101, from I-1, Light Industrial District, with conditions, and ROS, Recreation and Open Space District, to I-1, Light Industrial District.

VI. Other Discussion:

Roanoke City Planning Commission
June 13, 2016
1:30 p.m.
Minutes

Members Present:

Ms. Lora Katz
Ms. Penn
Mr. Anthony Russell
Mr. James Smith
Mr. Kit Hale

I. Call to Order and Welcome

The Chair welcomed the Board members and called the meeting to order.

II. Approval of Agenda: June 13, 2016

The June 13, 2016, agenda was approved by unanimous vote, upon motion by Mr. Russell and second by Ms. Penn.

III. Unfinished Business: None.

IV. New Business:

A. Application by Harrison Elderly Apartments, LLC, to rezone property located at 523, 0, and 0 Harrison Avenue, N.W., bearing Official Tax Map Nos. 2121763, 2121764, and 2121765, respectively, from RM-1, Residential Mixed Density District, and ND, Neighborhood Design Overlay District, to RMF, Residential Multifamily District, and H-2, Historic Neighborhood Overlay District.

Mr. Hale advised that City Council will hold a public hearing on the aforesaid application on June 20, 2016, at 2:00 p.m., or as soon as the matters may be heard. Citizens are advised that the time at which this matter will be heard is a departure from the usual time at which such matters are heard by City Council.

Evie Slone, Director of Community Planning, Hill Studio, representing Harrison Elderly Apartments, LLC, explained that Harrison Elderly Apartments LLC is affiliated with Triumph Management in Atlanta, Georgia, which was established in 2011 and operates over 4,000 multi-family affordable housing projects throughout the U.S. She said they specialize in apartments in historic buildings.

Ms. Sloan told the Commission that Harrison School was constructed in 1916 and her client purchased the property a couple of months ago. It is listed on the Virginia and the national register of historic places. The building was renovated in 1984 for 28 senior apartments. Once renovated, it was permitted under the RG-2, General Residential District zone. It is used for housing and a day care facility. The basement was the former home of the Harrison Museum of African American History, which relocated to the Center in the Square.

Ms. Sloan explained that the City has revised the zoning code from RG-1 to RM-1, which permits single family and two family dwellings. This particular property has become nonconforming as a multifamily property. The property includes three lots on Harrison Avenue. There are also two additional parcels on Rutherford Avenue that are used for parking. All of those lots are surface parking right now. Ms. Sloan said that the rezoning request to RMF and H-2 is only for the three parcels fronting Harrison Avenue. She said the client intends to make repairs and upgrades to the building and add four additional housing units in the basement. They also have other community spaces, storage, and a library.

Ms. Sloan said that this rezoning request will make the existing multifamily development conforming. In addition, she explained, Planning Staff recommends H-2 overlay, which will help protect the historic building and help to ensure that future development will be compatible with the historic nature of the building.

Ms. Sloan said that she met with the Northwest Neighborhood Alliance on April 19 and did not receive any endorsements or hear any concerns. The rezoning is consistent with the Roanoke's Comprehensive Plan and encourages quality affordable housing and sensitive adaptive reuse of historic buildings. It recognizes Harrison School as a historic and significant building.

She said that her client has agreed to combine the three parcels into one parcel through a subdivision and are in the process of that. Also, there is sufficient existing parking that will accommodate existing units and the four additional units in the basement. At the present time they are not proposing any exterior changes to the building. Most changes are interior modifications.

Mr. Hale asked if there were any questions. Ms. Katz asked if parking requirements were already met for the increase. Ms. Sloan stated yes.

Mr. Hale asked if the Planning Commissioners had any further comments or questions. Hearing none, Mr. Hale asked for the staff report.

Ms. Gray stated that Staff recommends approval. The Amended Application No. 1 is consistent with the City's Comprehensive Plan, *Harrison & Washington Park Neighborhood Plan*, and the Zoning Ordinance as it rezones the properties to allow for continued development of the site in a manner appropriate to the surrounding area.

Mr. Hale asked if there were any questions of staff. Mr. Hale verified with Staff that the combination of all three lots will have no bearing on this decision. Mrs. Gray stated that combining the parcels was the Applicant's choice and will allow all 32 units.

Mr. Hale opened for public comment. Hearing none, Mr. Hale closed the public comment.

Mr. Hale asked if the Planning Commissioners had any further comments or questions. Hearing none, Mr. Hale asked Mrs. Carr to call the roll. The motion was passed with a vote of 5-0.

Ms. Katz – yes
Ms. Penn – yes
Mr. Russell – yes
Mr. Smith – yes
Mr. Hale – yes

Mr. Hale declared that the application would move to City Council with a positive recommendation.

V. Other Discussion:

Mr. Hale announced the resignation of Mr. Van Hying effective immediately, and he said that he will be missed and wished him the best of luck. The seat will be advertised soon by the City Clerk.

There being no other business, Mr. Hale adjourned the meeting at 1:43 p.m.

Respectfully submitted,



Tina M. Carr, Secretary

Roanoke City Planning Commission
August 8, 2016
1:30 p.m.
Minutes

Members Present:

Ms. Karri Atwood
Mr. Lora Katz
Ms. Angela Penn
Mr. Anthony Russell
Mr. James Smith
Ms. Paula Williams
Mr. Kit Hale

I. Call to Order and Welcome

Chair Kit Hale welcomed the Board members and called the meeting to order. Mr. Hale welcomed the newest Commissioner, Paula Williams.

II. Approval of Agenda: August 8, 2016

The August 8, 2016, agenda was approved by unanimous vote, upon motion by Ms. Katz and second by Mr. Smith.

III. Approval of Minutes: May 9, 2016

The May 9, 2016, minutes was approved by unanimous vote, upon motion by Ms. Penn and second by Ms. Katz.

IV. Unfinished Business: None

V. New Business:

A. Amended application by Roanoke City School Board to amend the Planned Unit Development Plan and conditions proffered as part of a previous rezoning at 2102 Grandin Road, S.W., bearing Official Tax No. 1460101.

Commissioner Smith recused himself due to a conflict of interest. Mr. Talevi stated that four (4) votes [out of six (6) votes] in favor of the application would be needed to receive a favorable recommendation from the Planning Commission to City Council.

Richard Rife, authorized agent for the Applicant, said his home is at 2301 Laburnum Avenue, SW, which is three blocks from Patrick Henry High School. Mr. Rife introduced Deputy

Superintendent Mr. Steven Barnett and Ms. Patricia Sheedy, Patrick Henry High School Athletic Director, to the Planning Commission.

Mr. Rife stated background information regarding this request: Certain proffered conditions related to the use of the stadium were enacted in February 2006 as part of amendments to the Development Plan for the new school to add the stadium to the school's campus. For the first three years of the stadium's operation, it was utilized by William Fleming High School as well as Patrick Henry High School while William Fleming's new building was under construction. The original proffers included requirements for a percentage of the games to be played on Saturdays during the daytime and restrictions on the use of the stadium lights. The 2006 conditions were subsequently modified by City Council in 2010 to remove the requirements for daylight games and otherwise simplify the proffers. The Applicant is requesting that the Planning Commission allow the school to expand the users of the stadium.

Mr. Rife said he was charged with involving as many interested parties in the process to incorporate input and concerns. He met with Planning staff on January 12 and on May 6 and conducted a site visit on May 26. On February 11, March 31, and July 15, he met with officers and board members of the Raleigh Court Civic Neighborhood Association. He met with PH Athletic Boosters on March 14, the Grandin Court Civic League on July 19, and the Planning Commission on July 8, at its work session.

The changes to the existing proffers in Proffers 1 and 2 reflect a minor change to add a gate to the upper side to allow service vehicles into the stadium.

Proposed Proffer 3 is of primary interest to the School Board. Current proffers are limited to high school athletics. The applicant would like to strike "high school" and just have it "athletics" and clarify that non-amplified band practices and performances by the Patrick Henry High School Band and graduation ceremonies be allowed.

Proposed Proffer 4 clarifies previous language. Mr. Rife stated that sound amplification at baseball games was controversial. The Proposed Proffer 4 clarifies that the sound amplification system in the stadium will be used only for athletics and graduation ceremonies and shall not be used during team practices or to amplify band performances.

In reference to the proffers related to Traffic Control, Existing Proffers 5 and 6, Mr. Rife stated that there have not been problems with traffic and no complaints have come up during neighborhood meetings.

Existing Proffer 7, renumbered to 6, is clarified to allow school staff with identification may use the service road before, during, and after football games.

Existing Proffer 8 has been eliminated; this proffer is no longer pertinent as the required sound study was completed some time ago.

There are two new proffers: Proposed Proffer 7 adds vegetative screening of large trees. An annual checklist will help keep this in place. Proposed Proffer 8 is the “Salem game proffer.” There is a demand for tickets for that game that exceeds the 3,000 seats.

Mr. Rife stated he would be happy to address any questions.

Mr. Hale asked to hear for the other two speakers.

Mr. Steven Barnett, Deputy Superintendent of Schools, said he has a background in athletics. Mr. Barnett said he was impressed with the City of Roanoke and feels we have beautiful facilities. At Patrick Henry High School, he would like to expand the use to allow youth groups to play in the stadium. He said the stadium would not be used for college football games or concerts. The use of that stadium would help those students as they prepare to participate in athletics.

Ms. Patricia Sheedy, 3598 Cedar Lane, Roanoke, stated she is the Patrick Henry High School Athletic Director and has been a teacher and coach for over 20 years. She told the Commission that the use of the stadium is very important and it’s a wonderful asset to our community. There are practice and games every day from 7:15 until 9:00 p.m., except on Sunday and not a lot of outside use. Some usage we had to turndown was the UVA football walk-through. This could motivate the students to see just what a D-1 school looks like as they are doing their walk-through. That could be the motivation that a students need while they try to attain that goal, which can only help them in the classroom. College coaches and the students want to do a face-off clinic. If you’re traveling from North Carolina, you would like to know the event will go on if played on turf, unless there is lightening. We have a practice field, but when you have a turf field it takes out the rain issue and weather problem. Salem has hosted a Division III football national championship for a few years. They have asked if there is any way their teams can have practice on PH turf to prepare for that national championship. This is another great opportunity for others, with no amplification or added traffic. Blacksburg needed a neutral field to play in. They thought PH would be a good facility and would cut down on their travel. They went to Lynchburg when I was unable to accommodate them. Soccer and lacrosse teams travel and can play on our practice field, but not on the turf. Traffic concerns will be minimal. We have more people at other athletic events. Elementary and middle school will get excited to play at our high school. This is the most beautiful stadium in the state. Other athletic directors are envious of our stadium. Ms. Sheedy says she agrees with them: open up the stadium to the rest of the community to enjoy our wonderful stadium.

Mr. Hale questioned Mr. Rife about proffer 8, asking how quickly can we expect sanitary facilities to be removed. Mr. Rife explained it would be completed Monday, immediately following the games.

Mr. Hale asked for any other questions from the Commissioners. Mr. Russell asked if there has been any parking analysis completed and if there is a Certificate of Occupancy that increases the attendance by half of the 4,500, how will that affect other control points. Mr. Rife explained they have not looked at adjusting the traffic plan for that particular event. They were thinking of running shuttle buses and utilizing churches. Ms. Sheedy said for a couple of events they shuttle down to Towers and Virginia Western using school buses. Mr. Hale asked how the attendees would know to park at Towers for the shuttle. Ms. Sheedy said it is listed on the school site, in school announcements, and in booster blasts. Mr. Russell verified the Certificate of Occupancy is not just for high school games, but also for the UVA walk-through. Mr. Rife agreed and said he would love to see 4,500 in attendance to see a walk-through with UVA. Mr. Russell asked about traffic control just for varsity games. Mr. Rife explained school parking worked fine.

Mr. Talevi recalled the BZA hearing that Patrick Henry had not been complying either with conditions of the BZA or City Council proffers. Mr. Rife explained that pertained to the lights and the Special Exception before the Board of Zoning Appeals.

Mr. Hale asked Staff for the short version of granting a Temporary Occupancy permit and the considerations in granting this. Mr. Shaw stated that proposed use would be looked at, conformance with the zoning ordinance, and making sure that occupancy would be safe according to the building code. Mr. Hale verified there will be no circumstances where there will be more than 4,500 in attendance. Mr. Shaw agreed the way the proffer is written that that is correct.

Mr. Hale asked if there were any other questions. Hearing none, he asked for the staff report.

Mrs. Gray said the staff recommended approval of Amended Application No. 2, which is consistent with the City's Comprehensive Plan, the Grandin Court Neighborhood Plan, and the Zoning Ordinance. The changes to the plan and the proffered conditions will allow the property and facilities to be used in a more expansive manner appropriate to the surrounding area.

Mr. Hale asked if the Commissioners had any questions for Staff. Hearing none, he opened the public hearing.

Mr. Phil Wright, 1646 Center Hill Drive stated that the proffered conditions are not clear in who will be able to use the facility and that it would allay neighbors' concerns if that were

addressed with additional constraints. He stated that the argument has been made to transform the stadium into a greater use municipal facility since it was built with public funds and should provide a return on investment to the public coffers by allowing the school board to pander the school's playing field to any and all. He questioned Roanoke City Public Schools ever having turned a profit or being committed to doing so. He stated that the stadium's original artificial turf wore out early and cost several hundred thousand to replace and would likely be replaced sooner with additional usage of the field. He stated that the temporary increase in seating capacity by 1,500 to make up for an inadequate original plan to put the stadium in a residential neighborhood punishes the neighbors. He stated that the stadium built at William Fleming was done well as it is located in a non-residential setting, is accessible by major roadways, and is convenient to hotels, restaurants, and other guest-oriented facilities. He stated that that facility should be used instead of punishing the neighborhoods in the immediate vicinity with unrestricted PA system noise, increased traffic, unenforced parking, and the uncontrolled transit of people with no connection to the high school itself. He stated that this is wrong.

Mr. Dan Webster, 2623 Guilford Avenue, stated that he resides in the high impact zone of the original proffer number six and read the original proffer. He stated that the proffer has existed to block the entrance and exit of traffic prior to and after the football games. He stated that the Sunday Roanoke Times indicated that "Traffic has not been an issue at those intersections." (Referring to Guilford and Laburnum) and clarified that it has not been an issue at Guilford because the original proffer blocked the traffic egress in that direction. He stated that during recent games security personnel would remove the barriers prior to the exit of most of the crowds, creating a steady stream of traffic onto Guilford at that intersection. He stated that this is a quiet residential neighborhood and not a main thoroughfare. He stated that the Planning Commission website attributes a statement by the school board that the primary reason for the original proffer was parking on Guilford Avenue, which is not true. He stated that the primary concern was and still is the steady flow of exiting fans following a game and believes that if the blockade is eliminated that fans will naturally try to find the quickest way out and increase the traffic through that intersection late at night. He requested the Planning Commission maintain proffer number six.

Ms. Barbara Hawkins, 1418 West Drive, SW, stated she lives in her family home and is a founding member of the Lakewood Colony Neighborhood Watch Group, who is committed to making their neighborhood a safe, secure, peaceful and enjoyable place to live. She stated that their neighborhood has been a cut-through for people traveling to Patrick Henry. She is part of a group of neighbors that fought tirelessly for these proffered conditions that relate to the stadium enacted in 2006. She stated that the proffers were made in a spirit of compromise

between the City of Roanoke and the citizens surrounding Patrick Henry and that this was to be a school stadium for school activities only and that change to these proffers violates the public trust. She stated that the general public was only made aware of the proposed changes in the past few weeks. She questioned if the changes were trying to be pushed through without public knowledge. She questioned the changes to proffer three to transform the school stadium to multi-use municipal facility stating that it will generate more frequent security, noise, traffic, and parking concerns. She questioned if the residents of the streets specified in proffers five and six had been notified to see if there were problems.

Troy Recy, 130 27th Street, SE, stated that he speaks on behalf of the Patrick Henry Boosters Board and the Parks and Rec Advisory Board. He stated that there is a lack of multi-use rectangular fields in the City, 22 rectangular fields short of what is needed per the Parks and Rec Master Plan. He stated that if the fields are worn out and noise exists in the neighborhood then it means that our youth are doing something productive. He stated that we have the opportunity to use a City asset for a much broader use rather than limit it to Patrick Henry sports, noting that there are other fields on the property that can be used for multiple purposes and they would like the stadium to be part of that.

Mr. Stewart Barnes, 2314 Rosalind Avenue, stated that as past President of Patrick Henry Boosters Club, he supports amendment of the proffers. He stated that they do a lot of fundraising to meet the needs of the athletic programs at the school which are not covered by the current school budget. He stated that we are currently sending money to surrounding schools by doing tournaments outside of the area as we are not allowed to host these things at our school. He requested that we use the stadium to boost our rec clubs, middle school programs, build community, and to raise money to supplement our tight budget.

Ms. Mary Dykstra, 1917 Greenwood Road, SW, President of Raleigh Court Neighborhood Association, stated that its Board has been attentive to this issue and has met with the applicant several times regarding this. She stated that they feel the proffers before the board are reasonable and the stadium and uses has been a good neighbor so far and they are in support of this.

Mr. James Smith, Jr., 3547 Penarth Road, stated that he is a freshman at the high school and would like to use the stadium for tournaments, college clinics, and local travel teams as it would give kids in Roanoke a better chance to be recognized by colleges. He stated that most of the PH students are members of the local travel teams and they play on turf fields out of town and should have the same playing experience here in Roanoke. He stated that the proceeds from travel teams using the stadium could go to maintaining the field and school.

Ms. Maureen Eiger, 2415 Mount Vernon Road, stated that she has met with the school board, Planning Commission, and Chris Chittum many times since the stadium was built regarding the violation of the existing proffers. She stated the violations consist of: the sound study, the PA being used on the softball field for practices, non-allowed people groups practicing in the stadium, lights on past 10pm. She stated her main concerns are traffic and noise with multiple events and the addition of 1500 people in the stadium.

Ms. Freeda Cathcart, 2516 Sweetbriar Avenue, President of Grandin Court Neighborhood Association, stated that the stadium falls within the bounds of their neighborhood association and that their group was never contacted by the City regarding this. The applicant contacted their group late in the process and came to their July 19th neighborhood association meeting, but with such short notice this gave their neighbors very little time to be able to participate in the process. She stated the last of the two newspaper articles have raised awareness and that people are concerned about the increase in occupancy for the stadium. She requested that the Planning Commission delay a decision to give their neighborhood time to process this information and to properly weigh-in. The sign posted was not along a well-traveled road and had fallen down.

Mr. Hale asked if there were any other public comments.

Ms. Kerry Morgiewicz, 2501 Mount Vernon Road, stated that her property abuts the school property and that she loves having the stadium there with the band playing and the noise. She stated that her only concern is that the current proffers force her to have to walk over a mile to go to the stadium even though it is directly behind her and she would like the rear service entrance to be accessible to neighbors. She stated that she did receive a mailing of the zoning amendment in a timely manner and overall she supports this.

Mr. Hale asked if others were present to speak to this matter. Hearing none, Mr. Hale closed the public hearing.

Mr. Hale asked the Applicant to come forward.

Ms. Penn questioned Staff about the City notification process. Mr. Shaw said that notification is sent through the mail to the adjacent properties, signs are posted on the property, and legal ads run. Beyond State and local codes, the application is posed on the web page, email blasts are sent, and Civic Send notifications are emailed.

Ms. Penn questioned the seating capacity of the one event that happens every other year. Mr. Rife agreed that Salem brings a big crowd. Ms. Penn questioned the determining factor of the size of the stadium. Mr. Rife said 3,000 seemed like a reasonable size for the

majority of the games. William Fleming was designed so it could be doubled in size if City Council wanted to build a municipal stadium there in the future.

Ms. Penn suggested keeping previous proffer 6, and Mr. Rife agreed to keep proffer 6 in an amended application.

Ms. Penn asked how the lights get turn off. Ms. Sheedy explained if there is a delay because of rain, the lights are turned off manually as soon as the fans are gone from the stadium.

Ms. Penn questioned if there is double book on a Friday with home football games. Ms. Sheedy said they try to avoid double booking and football is a priority.

Mr. Hale asked if there are any other questions. Mr. Barnett clarified the Salem rule. He stated that there could conceivably be back to back years at PH. Mr. Hale said they will amend the application to accommodate the Salem game.

Upon Mr. Talevi's inquiry, Mr. Barnett said that as Deputy Superintendent for Operations it is within his job description to enforce compliance. Mr. Barnett said he would make immediately corrections to issues that weren't in compliance with the proffers.

Mr. Russell asked if the traffic/security control will only be for varsity games, not for the walk-through for UVA events. Mr. Barnett and Ms. Sheedy clarified that the walk-through is for student football players to get a learning opportunity. It would not be for the general public. Mr. Rife said the high school varsity football games are the only event that generates a full parking lot and that's why the proffer was written as it is. Mr. Russell stated that his main concern was based in going from "high school athletics" to "athletics" and protecting the residential community. Ms. Katz asked if it could be tied to ticket sales, and Mr. Shaw said that enforcement in this way would be difficult and therefore perhaps set up a false sense of expectations for the neighbors. Mr. Rife stated that his client would like proffers that are not inadvertently violated and he has tried to write proffers that eliminate that.

After discussion between the Planning Commission, Mr. Talevi, and Mr. Rife regarding amendments to amended Application No. 2, Mr. Rife, on behalf of the Applicant, amended the application to leave in place the original proffer 6 regarding access to the campus at Lofton Road and Guilford Avenue, amended the language regarding the temporary occupancy use of the stadium, and adding a proffer to name a specific party responsible for compliance of all proffers.

6. That manual traffic control, to include security personnel, will be provided at the intersection of Lofton Road and Guilford Avenue before, during, and after every varsity football game to prevent vehicular traffic, excluding emergency vehicles, from entering and exiting Patrick Henry High School campus from Lofton Road.
9. The permanent seating capacity of the stadium is 3,005. Additional temporary occupancy up to 4,500 may be permitted during the regular football season only one time each calendar year, if Roanoke City Public Schools obtains a Temporary Certificate of Occupancy and provides adequate sanitary facilities and ingress/egress.

This condition would allow attendance to exceed the fixed seating capacity of the stadium (standing room) but provides a fixed cap for the overall capacity and that such additional capacity can be safely accommodated for one game during the regular football season and play-off football games during post-season.

10. The Deputy Superintendent for Operations for Roanoke City Public Schools shall be responsible for compliance with all proffers accepted by City Council.

This condition would create a single point of contact for the enforcement of the proffered conditions.

Mr. Rife amended the application as above and stated that the proffers would be renumbered in the amended application. Ms. Katz made a motion to grant the application as amended and Ms. Penn second the motion.

Mr. Hale asked if the Planning Commissioners had any further comments or questions. Mr. Hale stated that he was the Commissioner who was residing closest to Patrick Henry High School, and he stated that he was in favor of the amended application. Mr. Russell stated that it was a balancing act between use of the stadium and the neighbors. After discussion of the proffers, he is in favor of the application. Ms. Penn said that she felt that this was a real working session, with the Commissioners listening to the neighbors and Roanoke City Public Schools.

Mr. Hale asked Mrs. Carr to call the roll.

Ms. Atwood – yes
Ms. Katz – yes
Ms. Penn – yes
Mr. Russell – yes

Ms. Williams – yes

Mr. Hale – yes

Mr. Hale declared that the application, as amended, would move to City Council with a positive recommendation.

There being no other business, Mr. Hale adjourned the meeting at 3:07 p.m.

Respectfully submitted,



Tina M. Carr, Secretary



PLANNING COMMISSION AGENDA REPORT

To: Chair and Members of the City Planning Commission

Meeting: October 10, 2016

Subject: Application by Nada and Mounir Melki and Ernie Littlefield to vacate an unused approximately 10 foot wide alley extending between the western boundary of Official Tax Nos. 2222110, 2222119 and 2222108 and along the eastern boundary of Official Tax No. 2222107 and to vacate an unused approximately 5 foot wide alley extending from the intersection with 11th Street N.W. between Official Tax Nos. 2222108 and 2222119 to connect with the aforementioned 10 foot wide alley.

Recommendation

Staff recommends that the Planning Commission recommend vacation of the right-of-way as requested. The vacation should be subject to the following conditions:

1. The applicants shall submit a subdivision plat to the Agent for the Planning Commission, receive all required approvals of, and record the plat with the Clerk of the Circuit Court for the City of Roanoke. Such plat shall combine all properties which would otherwise dispose of the land within the right-of-way to be vacated in a manner consistent with law, and retain appropriate easements for the installation and maintenance of any and all existing utilities that may be located within the right-of-way, including the right of ingress and egress. In coordination of the vacation, the applicants will pay for the value of the right-of-way. The value of the vacation of the public's right to use the subject right-of-way is \$3,778.
2. Upon meeting all conditions to the granting of the application, the applicants shall deliver a certified copy of this ordinance for recordation to the Clerk of the Circuit Court of Roanoke, Virginia, indexing the same in the name of the City of Roanoke, Virginia, as Grantor, and in the name of the petitioner, and the names of any other parties in interest who may so request, as Grantees. The applicant shall pay such fees and charges as are required by the Clerk to effect such recordation.

3. Upon recording a certified copy of this ordinance with the Clerk of the Circuit Court of the City of Roanoke, Virginia, the applicant shall file with the Engineer for the City of Roanoke, Virginia, the Clerk's receipt, demonstrating that such recordation has occurred.
4. If the above conditions have not been met within a period of one year from the date of adoption of this ordinance, then such ordinance shall be null and void with no further action by City Council being necessary.

Respectfully submitted,



Ian Shaw, PE, AICP, CZA
Planning Commission Agent

cc: Chris Morrill, City Manager
R. Brian Townsend, Assistant City Manager
Chris Chittum, Director of Planning Building & Development
Daniel J. Callaghan, City Attorney
Steven J. Talevi, Assistant City Attorney
Nada and Mounir Melki, NND LLC
Ernie Littlefield

Application Information

<i>Request:</i>	Alley Vacation
<i>Adjoining Owner/applicant</i>	Nada and Mounir Melki (NND LLC) and Ernie Littlefield
<i>City Staff Person:</i>	Wayne Leftwich
<i>Site Address/Location:</i>	11th and Orange
<i>Official Tax Nos. of adjoining properties:</i>	2222110, 2222119, 2222107, and 2222108
<i>Site Area:</i>	+/- 2,570 Square Feet
<i>Existing Zoning:</i>	CN, Neighborhood Commercial and MX, Mixed Use
<i>Proposed Zoning:</i>	CN, Neighborhood Commercial and MX, Mixed Use
<i>Existing Land Use:</i>	Commercial and Vacant
<i>Proposed Land Use:</i>	Commercial and Vacant
<i>Neighborhood Plan:</i>	Harrison / Washington Park
<i>Specified Future Land Use:</i>	Village Center and Single- and Two-Family Residential
<i>Filing Date:</i>	August 1, 2016

Background

The applicants seek to vacate an unused 10 foot wide alley extending behind the commercial properties located on the southwest corner of 11th Street N.W. and Orange Avenue intersection and an unused 5 foot wide alley that extends between the two properties to connect with the aforementioned 10 foot wide alley segment. Collectively, the joint applicants own all of the parcels adjacent to the two alleys.

Considerations

The vacated alleys will be purchased from the City for a total cost of \$3,778 with ownership transferred to adjacent property owners Ernie Littlefield as legal owner of parcel numbers 2222110, 720 11th Street N.W., and 2222119, 724 11th Street N.W., and Nada and Mounir Melki as legal owners of adjacent parcel numbers 2222108, 1102 Orange Avenue N.W., and 2222107, a vacant lot along Orange Avenue N.W.

Surrounding Zoning and Land Use:

	<i>Zoning District</i>	<i>Land Use</i>
<i>North</i>	MX, Mixed Use & CN, Neigh. Comm	Residential, Vacant
<i>South</i>	CN, Neigh. Comm. & RM-1, Res. Mixed	Vacant
<i>East</i>	CN, Neighborhood Commercial	Commercial
<i>West</i>	MX, Mixed Use	Vacant

Compliance with the Zoning Ordinance:

The zoning map will not be impacted by the vacation.

Conformity with the Comprehensive Plan and Neighborhood Plan:

The City's Comprehensive Plan states that village centers will be pursued as an economic development strategy to strengthen neighborhoods and the City's economy. The Harrison & Washington Park Neighborhood Plan designates a village center along Eleventh Street between Orange and Centre Avenues. The areas immediately surrounding the village center are designated for higher-density residential development. The proposed alley vacation is consistent with this policy.

The Harrison & Washington Park Neighborhood Plan also calls for identification of vacant lots to be developed in a manner consistent with the policies of this plan. The proposed alley vacation is consistent with this policy.

Public Utilities:

Roanoke Gas and Verizon do not oppose the proposed alley vacation.

City Department Comments:

Economic Development has no objections to the alley vacation.

The Fire Department stated that it no comments regarding the alley vacation.

Public Comments:

None

Planning Commission Work Session (September 9, 2016):

None



ORANGE AVE

11TH ST

2221416

2221417

2120309

2120310

2222102

2222105

2222106

2222107

2222108

2222119

2222110

2120801

2221415



APPLICATION STREET OR ALLEY VACATION

CITY OF ROANOKE
PLANNING BUILDING &
COMMUNITY DEVELOPMENT

AUG 10 2016

Date: 8-1-16

RECEIVED

To: Office of the City Clerk
Fourth Floor, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, VA 24011
Phone: (540) 853-2541 Fax: (540) 853-1145

☒ Original Application
☐ Amended Application
No. _____

All submittals must be typed and include all required documentation and a check for the filing fee.

Application is hereby submitted for street or alley vacation for the property located at:

Location and description of street or alley to be closed: 1102 ORANGE AVE NW and
120-124 11th St NW Both in Roanoke, VA 24011 (The Alley
already Closed. The Alley runs perpendicular from
ORANGE AV to the Alley that runs from 11th to 12th St.

Proposed use of vacated street or alley: just to have it and to
maintain it with our adjacent properties

Name of Applicant/Contact Person: NADA & Mounie Melki / Ernie Littlefield (540)-798-3008

Mailing Address: 1102 ORANGE AV NW Roanoke VA 24011

Telephone: 540 556-4231 Fax: () _____ E-mail: Nhappy65@OOL.com

Applicant(s) signature(s): 540 556-1212

NADA Melki Mounie Melki



Weather Shield®

Premium Windows & Doors

Orange Ave

Alley

NADA MELKI
Building

1102 ORANGE AVE

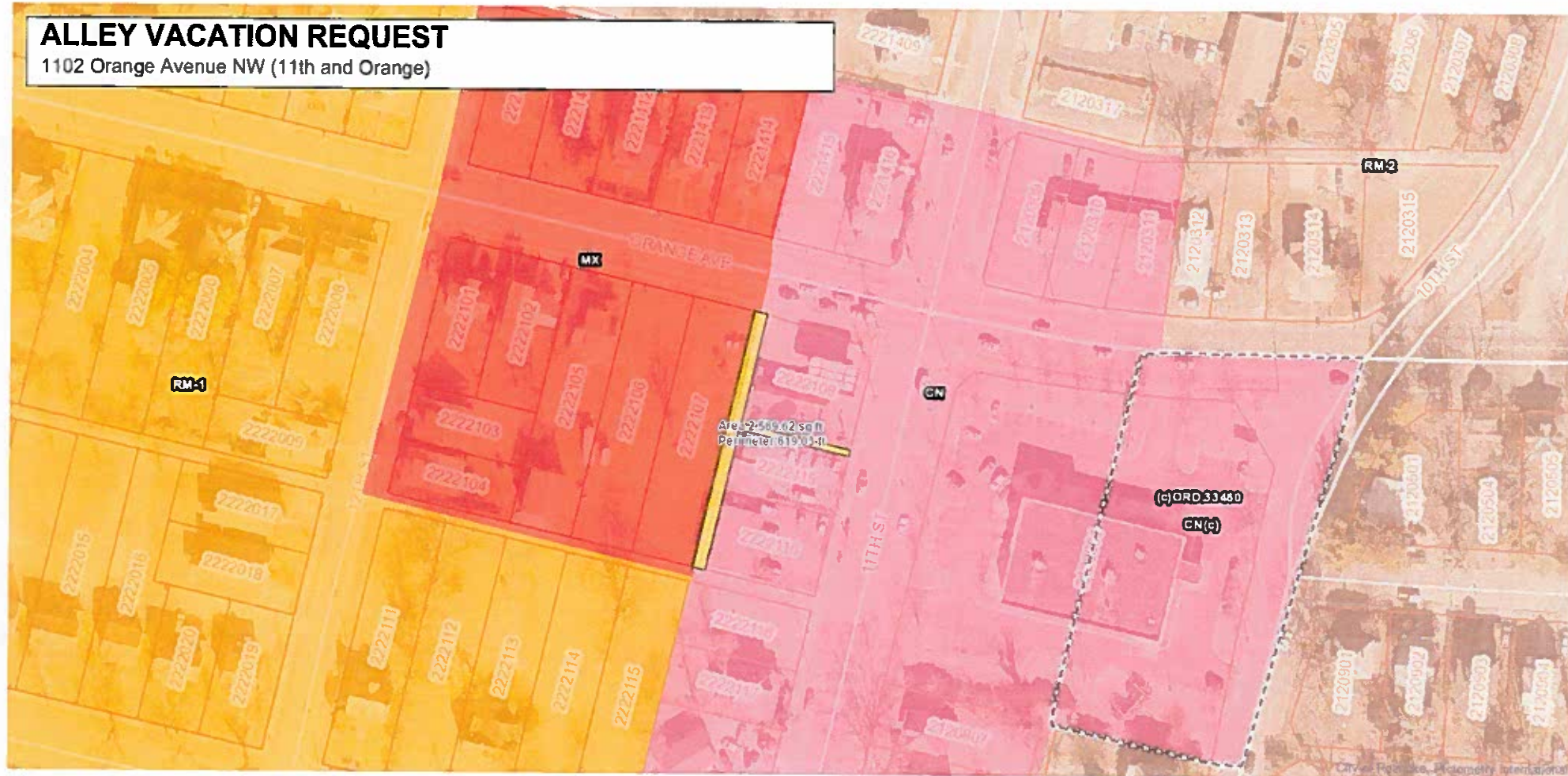
Alley

720-724 11th ST NW
Ernie LITFIELD
Building

11 ST

ALLEY VACATION REQUEST

1102 Orange Avenue NW (11th and Orange)





PLANNING COMMISSION AGENDA REPORT

To: Chair and Members of the City Planning Commission
Meeting: October 10, 2016
Subject: Application by Fisher Properties, LLC to repeal conditions proffered as part of a previous rezoning at 2701 and 2707 Brambleton Avenue, S.W., bearing Official Tax Nos. 1650326 and 1650325, respectively.

Recommendation

Staff recommends approval. The Original Application is consistent with the City's Comprehensive Plan, *Grandin Court Neighborhood Plan*, and Zoning Ordinance as the repeal of all of the existing proffered conditions will allow the property to be used in manner appropriate to the surrounding area.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ian D. Shaw", is written over a horizontal line.

Ian D. Shaw, PE, AICP, CZA
Planning Commission Agent

cc: Chris Morrill, City Manager
R. Brian Townsend, Assistant City Manager
Chris Chittum, Director of Planning Building & Development
Daniel J. Callaghan, City Attorney
Steven J. Talevi, Assistant City Attorney
C.J. King, Fisher Properties LLC
Jeffrey Wood, Rife + Wood Architects

Application Information

<i>Request:</i>	Amendment of Proffered Conditions
<i>Owner:</i>	Fisher Properties LLC
<i>Applicant:</i>	Same as above
<i>Authorized Agent:</i>	Jeffrey Wood, Rife + Wood Architects
<i>City Staff Person:</i>	Katharine Gray, Land Use and Urban Design Planner
<i>Site Address/Location:</i>	2701 and 2707 Brambleton Avenue, S.W.
<i>Official Tax Nos.:</i>	1650326 and 1650325, respectively
<i>Site Area:</i>	Approximately 0.9755 acres
<i>Existing Zoning:</i>	MX, Mixed Use District, with conditions
<i>Proposed Zoning:</i>	MX, Mixed Use District
<i>Existing Land Use:</i>	office, general or professional
<i>Proposed Land Use:</i>	office, general or professional
<i>Neighborhood Plan:</i>	<i>Grandin Court Neighborhood Plan</i>
<i>Specified Future Land Use:</i>	Neighborhood Commercial
<i>Filing Date:</i>	Original Application: August 25, 2016

Background

In 1986, property at the intersection of Brambleton Avenue, S.W., and Spring Road, S.W., including the properties at 2701 and 2707 Brambleton Avenue, S.W., was rezoned from RS-3, Residential Single Family District, to C-1, Office District, with conditions. The purpose of rezoning was to allow construction of new office buildings on several parcels, including the two parcels that are the subject of this request. At that time, the entire area was zoned RS-3, Residential Single Family District, and RS-2, Residential Single Family District, with C-1, Office District, and C-2, General Commercial District, just to the southwest along Brambleton Avenue. The conditions were proffered at the time to ensure the development would be in keeping with the scale and character of the transitional area between office and residential uses.

As part of the comprehensive rezoning in 2005, the surrounding properties were rezoned to commercial neighborhood, mixed use, and institutional districts. The current zoning ordinance includes development standards to address design criteria such as: façade transparency, entrance placement, etc. that were not in place at the time of the 1986 rezoning. In the 2005 Comprehensive Rezoning, the base district of the subject properties was changed to MX, Mixed Use District; however, the proffered conditions remain.

In July of 2016, the applicant met with staff regarding the desire to connect two buildings on the parcels to form one large building. The desired change did not conform with the proffered conditions on the parcels and was not approvable.

In August of 2016, the applicant filed an application to repeal the proffered conditions for the subject properties.

Proffered Conditions

The Applicant hereby requests that the following proffered conditions accepted by the adoption of Ordinance No. 28386, dated October 20, 1986, be repealed as they pertain to properties located at 2701 and 2707 Brambleton Avenue, S.W., bearing Official Tax Nos. 1650326 and 1650325, respectively.

1. Only those uses permitted by right in a RD, Residential Duplex District shall be permitted on Parcel G on the Preliminary Development Plan dated August 12, 1986, attached hereto as Exhibit B.
2. Development of the subject property shall be in general conformance with the Preliminary Development Plan subject to any changes that may be required by the City Engineer during site plan review.
3. Construction, building materials, and building design for Parcels A, B, & C of the Development Plan shall be in substantial conformance with the "Typical Elevations" attached hereto as Exhibit C.

And the additional condition accepted at City Council by the adoption of the Ordinance 28386:

4. The driveway shown as exiting on Spessard Avenue, S. W., on petitioner's Exhibit B attached to the amended Petition to Rezone shall be relocated through Parcel C to exit on Woodlawn Avenue, S.W., and the proffered site plan shall be amended accordingly.

Considerations

The two properties are part of an office park development that contains general and professional offices. The proposal to repeal of the proffered conditions only affects two of the seven parcels within the office park.

Surrounding Zoning and Land Use:

	<i>Zoning District</i>	<i>Land Use</i>
<i>North</i>	MX, Mixed Use District, with conditions; and CN, Commercial-Neighborhood District	General or professional office and studio/multimedia production facility
<i>South</i>	MX, Mixed Use District, with conditions; and CN, Commercial-Neighborhood District	General or professional office, medical clinic, and single-family dwelling

	<i>Zoning District</i>	<i>Land Use</i>
<i>East</i>	MX, Mixed Use District, and IN, Institutional District	Off-site parking and place of worship
<i>West</i>	MX, Mixed Use District, with conditions	General or professional office

Compliance with the Zoning Ordinance:

The purpose of the MX District is to accommodate residential uses, office uses, and support services within the same district. The intent of the district is that no retail sales uses be permitted and that the district facilitates a harmonious mixture of office and residential uses. The regulations of the district are intended to protect the character and scale of such a mixed-use development pattern by permitting low-intensity development at a scale that recognizes and respects residential patterns of development.

The general appearance of the parcels is proposed to remain the same with the only change being a connection between the two existing buildings. Development is not allowed that crosses parcel lines; therefore, the applicant will have to combine the parcels in order to proceed with the connection as proposed. The connection as proposed is allowed as it meets the exemption of an addition less than 20% in size of the existing footprints of the principal buildings. However, additions to the building over 20% of the existing buildings footprints would be required to meet the maximum front yard requirements of Table 205-2. Such expansion would be difficult with the existing shared driveways and parking areas that are part of the overall office park.

Conformity with the Comprehensive Plan and Neighborhood Plan:

Both *Vision 2001-2020* and the *Grandin Court Neighborhood Plan* specify this particular area along Brambleton Avenue SW as a potential and existing village center for the community. Relevant policies and action items in the plan include:

Relevant Vision 2001-2020 policies:

Housing and Neighborhoods - 3.1.1 Housing and Neighborhoods Map

The map depicts the area along Brambleton as an existing and potential village center.

NH P2. Neighborhoods as villages. Neighborhoods will function as villages, offering opportunities to live, work, shop, play, and interact in a neighborhood setting. Neighborhood-oriented commercial activity will be encouraged in well-defined village centers.

- NH P3. Neighborhood Plans. The City will adopt neighborhood plans for all neighborhoods. Neighborhood plans will address land use, zoning, transportation, infrastructure, neighborhood services, and the development of village centers and recognize those neighborhoods with architectural and historic value, among other issues. (excerpt)
- ED P6. Commercial development. Roanoke will encourage commercial development in appropriate areas (i.e., key intersections and centers) of Roanoke to serve the needs of citizens and visitors.

The repeal of conditions will allow for development that reflects the commercial neighborhood center use appropriate along this portion of Brambleton Avenue.

The *Grandin Court Neighborhood Plan* recognizes the areas along the western portion of Brambleton Avenue as a commercial gateway into the City of Roanoke. The application of office and neighborhood commercial zoning districts as a means to create the distinct character is distinctly called out for this area. These lower intensity commercial and mixed use areas reflect the combined pedestrian and vehicular nature of village centers found within residential neighborhoods.

Community Design Policy:

Village Center development will be encouraged along the western segment of Brambleton Avenue and at the intersection of Grandin Road and Guilford Avenue. Village centers should be dense, compact in size, and identifiable. Uses in village centers should generally be neighborhood-oriented commercial, but should also contain some businesses that serve a larger market

Economic Development Policy:

Support development of compact village centers in Grandin Court and encourage appropriate development in them. Most businesses will be neighborhood serving, but village centers will ideally contain some larger-market businesses. These commercial areas should not expand beyond their current boundaries.

The proposed repeal of the proffered conditions allows for the expansion of the buildings to accommodate current business needs and is consistent with the land use identified in the current neighborhood plan.

Public Comment Summary

None

Planning Commission Work Session (September 9, 2016):

The item was discussed in the Planning Commission Work Session for compliance with City policy and ordinances. No comments for the applicant resulted from the review of the proposed rezoning.

Conclusions and Recommendations:

The Grandin Court Neighborhood Plan, adopted by City Council in January of 2005, specified this area as a village center area. The comprehensive rezoning of the City in December 2005 changed the zoning of the properties adjacent to the office park along Brambleton Avenue, S.W., and Spring Road, S.W., from residential single family districts to various multiple purpose districts (MX, Mixed Use District; CN, Commercial-Neighborhood District; and IN, Institutional District) to reflect the designation of this area as a village center in the neighborhood plan. There are no conditions on these adjoining properties. At the same time, the current zoning ordinance has more specific development standards addressing design criteria reflective of the character of each district than those in effect in 1986.

Based on the overall changes in zoning in the area to reflect the comprehensive and neighborhood plan and the more specific development standards in the current zoning ordinance, the repeal of all of the existing conditions is reasonable and appropriate to allow for the use of the properties as regulated by the development standards in the base MX zoning district.

REZ 160009

Zoning Amendment Application

RECEIVED



Department of Planning, Building and Development
Room 166, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730 Fax: (540) 853-1230

JUL 25 2016

CITY OF ROANOKE
PLANNING BUILDING &
DEVELOPMENT

[Click Here to Print](#)

Date: July 22, 2016

Submittal Number: ORIGINAL

Request (select all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Rezoning, Not Otherwise Listed | <input checked="" type="checkbox"/> Amendment of Proffered Conditions |
| <input type="checkbox"/> Rezoning, Conditional | <input type="checkbox"/> Amendment of Planned Unit Development Plan |
| <input type="checkbox"/> Rezoning to Planned Unit Development | <input type="checkbox"/> Amendment of Comprehensive Sign Overlay District |
| <input type="checkbox"/> Establishment of Comprehensive Sign Overlay District | |

Property Information:

Address: 2701 Brambleton Avenue, SW & 2707 Brambleton Avenue, SW Roanoke, VA

Official Tax No(s): Tax # 1650326 & Tax # 1650325

Existing Base Zoning: (If multiple zones, please manually enter all districts.) MX (c) ☒ With Conditions ☐ Without Conditions

Ordinance No(s). for Existing Conditions (If applicable): Ordinance # 28386

Requested Zoning: MX ☐ With Conditions ☒ Without Conditions Proposed Land Use: Business - Office

Property Owner Information:

Name: E. Doyle Edgerton, Jr. / Edgerton Enterprises LLC Phone Number:

Address: 2701 Brambleton Avenue, Roanoke, VA 24015 E-Mail:

Property Owner's Signature:

Applicant Information (if different from owner):

Name: C. J. King / Fisher Properties LLC Phone Number: 540-776-09

Address: 2707 Brambleton Ave. SW Roanoke VA 24015 E-Mail: cjking@king-shorescpas.com

Applicant's Signature:

Authorized Agent Information (if applicable):

Name: Jeffrey R. Wood AIA Design Professional / Authorized Agent Phone Number: 540-344-60

Address: 1326 Grandin Road, SW Roanoke, VA 24015 E-Mail: jeff@rifewood.com

Authorized Agent's Signature:

Zoning Amendment Application Checklist



The following must be submitted for **all** applications:

- ☒ Completed application form and checklist.
- ☒ Written narrative explaining the reason for the request.
- ☒ Metes and bounds description, if applicable.
- ☒ Filing fee.

For a **rezoning not otherwise listed**, the following must also be submitted:

- ☐ Concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures.

For a **conditional rezoning**, the following must also be submitted:

- ☐ Written proffers. See the City's Guide to Proffered Conditions.
- ☐ Concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures. Please label as 'development plan' if proffered.

For a **planned unit development**, the following must also be submitted:

- ☐ Development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.

For a **comprehensive sign overlay district**, the following must be submitted:

- ☐ Comprehensive signage plan meeting the requirements of Section 36.2-336(d)(2) of the City's Zoning Ordinance.

For an **amendment of proffered conditions**, the following must also be submitted:

- ☒ Amended development or concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures, if applicable.
- ☒ Written proffers to be amended. See the City's Guide to Proffered Conditions.
- ☒ Copy of previously adopted Ordinance.

For a **planned unit development amendment**, the following must also be submitted:

- ☐ Amended development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.
- ☐ Copy of previously adopted Ordinance.

For a **comprehensive sign overlay amendment**, the following must also be submitted:

- ☐ Amended comprehensive signage plan meeting the requirements of Section 36.2-336(d) of the City's Zoning Ordinance.
- ☐ Copy of previously adopted Ordinance.

For a proposal that requires a **traffic impact study** be submitted to the City, the following must also be submitted:

- ☐ A Traffic Impact Study in compliance with Appendix B-2(e) of the City's Zoning Ordinance.

For a proposal that requires a **traffic impact analysis** be submitted to VDOT, the following must also be submitted:

- ☐ Cover sheet.
- ☐ Traffic impact analysis.
- ☐ Concept plan.
- ☐ Proffered conditions, if applicable.
- ☐ Required fee.

*An electronic copy of this application and checklist can be found at www.roanokeva.gov/pbd by selecting 'Planning Commission' under 'Boards and Commissions'. A complete packet must be submitted each time an application is amended, unless otherwise specified by staff.

July 22, 2016

2701 Brambleton Ave SW & 2707 Brambleton Ave, SW

Request for Modification of Proffered Conditions of Ordinance #28386

as they pertain to

Official Tax No. 1650326 / 2701 Brambleton Ave SW

and

Official Tax No. 1650325 / 2707 Brambleton Ave, SW

Background Information:

The subject properties were created as part of a re-zoning and commercial sub-division in 1986 by the action of Roanoke City Ordinance #28386 on October 20, 1986. This Ordinance changed the existing residential zoning from Residential RS-3 to Commercial C-1 and allowed the creation of a new office park with 7 individual parcels. Proffers, in the form of Architectural Development standards and Development Plan for "Bramblewood Park" (project 8627 – August 18, 1986) were incorporated by reference into this Zoning action.

The Development Plan illustrates the proposed parcels and maximum building sizes for each parcel:

- Tax No. 1650326 / 2701 Brambleton Avenue, SW **6,900 sq. ft. maximum building**
- Tax No. 1650325 / 2707 Brambleton Avenue, SW **8,600 sq. ft. maximum building**

Since that time, the office park subdivision has been completed– each parcel contains one or two-story "colonial style" buildings in general conformance with the proffered conditions. Bramblewood Park was developed with a pattern of shared parking, curb and gutter, continuous sidewalks and uniform frontages. The park also includes multiple easements and a shared storm water detention facility located on the 2701 parcel.

In 2006 the City of Roanoke rezoned the sub-division from C-1 to MX(c) as part of the comprehensive overhaul of the City Zoning Ordinance and Official Zoning Map, City of Roanoke, Virginia (December 5, 2005). The subject parcels are now MX(c) and are surrounded by zoning districts MX (c), IN (Church) and CN. Current and proposed building use is for business offices – and is allowable in this MX district.

The building at 2707 Brambleton Ave is a two story single tenant office building (Certified Public Accountants) of approximately 5,000 sq.ft; 2701 Brambleton Ave is a two story multi-tenant office building with a total area of 3,100.

The two properties are still subject to the proffered conditions of the 1986 rezoning. **The request of this application is to remove the proffers from the two subject properties only — notably the building size limitations and the size / configuration of the current sub-division that are included by reference in the proffered Development Site Plan (August 18, 1986).**

Goals and Purpose:

The Owner of 2707 has entered into a purchase agreement with the owner of 2701 Brambleton Ave. in order to accommodate the expanding staff of his accounting firm – King Shores & Preston. It is desirable for staff and teams to be able to move and communicate easily with one another - staff activities could be enhanced if the two buildings could be physically and artfully "connected."

This connection design could take several forms such as:

- 1) a small "infill" conference room or breakroom,
- 2) a connecting breezeway or enclosed sun space corridor
- 3) new covered entry doorways and shared outdoor patio or garden.

These ideas and the attached sketches are conceptual at this time and are not offered as alternate proffers. New construction will be dependent on finances, staff needs **and the outcome of this application.**

A meeting was held at the Municipal Building on July 11, 2016 and attended by Architect (Jeffrey Wood AIA– Rife+Wood Architects), City Planning Staff (Katharine Gray), the Civil Engineer & Surveyor (Sheldon Bower, PE) and the Buyer / adjacent property owner (Mr. C. J. King). It was concluded that physical connection of the two structures would, in effect, create a single building with a combined area larger than the size limits shown on the Development Plan. City Zoning regulations also do not allow a single building to cross a property line – so any connecting structure would require removal of the existing shared property line.

It is our wish to remove the proffered conditions contained in the ordinance from the two subject parcels - specifically the Development Plan (building size and lot configuration). We do not propose removal of these proffers from the other parcels in the sub-division.

We understand that future construction must comply with current building code, Building and Zoning Department regulations and procedures.

Application and summary by:

Jeffrey Wood AIA - Agent for Applicant

Rife+Wood Architect

1326 Grandin Road

Roanoke, Va 24015

tel 540- 344-6015

fax 540-344-5982

jeff@rifewood.com

Attachments:

- City Council Approved Ordinance N. 28386 – Oct 20, 1986
- Development Plan –Bramblewood Park" # 8627 – dated August 18, 1986
- City Zoning Map (GIS) with Zoning District overlay
- Subdivision Plat – Bramblewood Park – April 15, 1987
- City GIS Summary Report for tax parcel 1650326 (with aerial photo)
- Concept A – Street View. Connecting Structure – and Photograph

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

The 20th day of October, 1986.

No. 28386.

AN ORDINANCE to amend §§36-3 and 36-4, Code of the City of Roanoke (1979), as amended, and Sheet No. 165, Sectional 1976 Zone Map, City of Roanoke, to rezone certain property within the City, subject to certain conditions proffered by the applicant.

WHEREAS, application has been made to the Council of the City of Roanoke to have the hereinafter described property rezoned from RS-3, Single Family Residential District, to C-1, Office and Institutional District, subject to certain conditions proffered by the applicant; and

WHEREAS, the City Planning Commission, which after giving proper notice to all concerned as required by §36-541, Code of the City of Roanoke (1979), as amended and after conducting a public hearing on the matter, has made its recommendation to Council; and

WHEREAS, a public hearing was held on said application by the City Council at its meeting on October 13, 1986, after due and timely notice thereof as required by §36-541, Code of the City of Roanoke (1979), as amended, at which hearing all parties in interest and citizens were given an opportunity to be heard, both for and against the proposed rezoning; and

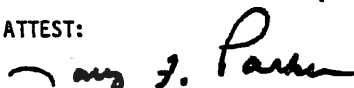
WHEREAS, this Council, after considering the aforesaid application, the recommendation made to the Council by the Planning Commission, the City's Comprehensive Plan, and the matters presented at the public hearing, is of the opinion that the hereinafter described property should be rezoned as herein provided.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke that §§36-3 and 36-4, Code of the City of Roanoke (1979), as amended, and Sheet No. 165 of the Sectional 1976 Zone Map, City of Roanoke, be amended in the following particular and no other:

Property described as a certain tract of land located at the intersection of Brambleton Avenue, S. W., and Woodlawn Avenue, S. W., and extending through to Spessard Street, designated on Sheet No. 165 of the Sectional 1976 Zone Map, City of Roanoke, as Official Tax No. 1650318 be, and is hereby rezoned from RS-3, Single Family Residential District, to C-1, Office and Institutional District, subject to those conditions proffered by and set forth in the petitioner's amended Petition to Rezone, filed with the City Clerk on September 9, 1986, and that Sheet No. 165 of the Zone Map be changed in this respect and further subject to the additional proffered condition that the driveway shown as exiting on Spessard Avenue, S. W., on petitioner's Exhibit B attached to the amended Petition to Rezone shall be relocated through Parcel C to exit on Woodlawn Avenue, S. W., and the proffered site plan shall be amended accordingly.

A P P R O V E D

ATTEST:



City Clerk



Mayor



Office of the City Clerk

October 24, 1986

File #51

Mr. Eugene M. Elliott, Jr.
Attorney
Suite 910
Dominion Bank Building
Roanoke, Virginia 24011

Dear Mr. Elliott:

I am enclosing copy of Ordinance No. 28386, rezoning a certain tract of land located at the intersection of Brambleton Avenue and Woodlawn Avenue, S. W., and extending through to Spessard Street, designated as Official Tax No. 1650318, from RS-3, Single Family Residential District, to C-1, Office and Institutional District, subject to certain proffered conditions, which Ordinance was adopted by the Council of the City of Roanoke on first reading on Monday, October 13, 1986, also adopted by the Council on second reading on Monday, October 20, 1986, and will take effect ten days following the date of its second reading.

Sincerely,

Mary F. Parker, CMC
City Clerk

MFP:se

Enc.

Mr. Eugene M. Elliott, Jr.
Page 2
October 24, 1986

cc: Mr. and Mrs. Joseph A. Lynch, 2830 Spessard Avenue, S. W.,
Roanoke, Virginia 24015
Mr. and Mrs. Donald G. Braden, 4524 Girard Drive, S. W.,
Roanoke, Virginia 24015
Mrs. Antoinette M. Persinger, 2801 Fleetwood Avenue, S. W.,
Roanoke, Virginia 24015
C. F. Kefauver Estate, c/o Colonial American National Bank,
Trust Department, P. O. Box 13888, Roanoke, Virginia 24038
Mr. and Mrs. E. L. Bryant, 2716 Brambleton Avenue, S. W.,
Roanoke, Virginia 24015
Mr. and Mrs. Walter Bryant, 2702 Brambleton Avenue, S. W.,
Roanoke, Virginia 24015
Trustees, Grandin Court Baptist Church, 2660 Brambleton
Avenue, S. W., Roanoke, Virginia 24015
Mr. and Mrs. George Webster, 3124 Spring Road, S. W.,
Roanoke, Virginia 24015
Mr. Frank P. Tota, Superintendent of Schools, P. O. Box 13145,
Roanoke, Virginia 24031
Mr. Donald J. Morris, 2802 Brambleton Avenue, S. W.,
Roanoke, Virginia 24015
Mr. and Mrs. Dean P. Brandetsas, 2807 Fleetwood Avenue, S. W.,
Roanoke, Virginia 24015
Mr. Gordon N. Dixon, Executive Director, Fifth Planning
District Commission, P. O. Box 2569, Roanoke, Virginia 24010
Mr. W. Robert Herbert, City Manager
Mr. Earl B. Reynolds, Jr., Assistant City Manager
Mrs. Susan S. Goode, Chairman, City Planning Commission
Mrs. Martha P. Franklin, Secretary, City Planning Commission
Mr. William F. Clark, Director of Public Works
Mr. Charles M. Huffine, City Engineer
Mr. Kit B. Kiser, Director of Utilities and Operations
Mr. Ronald H. Miller, Building Commissioner and Zoning
Administrator
Mr. L. Elwood Norris, Chairman, Board of Zoning Appeals
Mr. Von W. Moody, III, Director of Real Estate Valuation
Ms. Doris Layne, Office of Real Estate Valuation
Mr. William M. Hackworth, Assistant City Attorney
Mr. Wilburn C. Dibling, Jr., City Attorney

WHP

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

The 20th day of October, 1986.

No. 28386.

AN ORDINANCE to amend §§36-3 and 36-4, Code of the City of Roanoke (1979), as amended, and Sheet No. 165, Sectional 1976 Zone Map, City of Roanoke, to rezone certain property within the City, subject to certain conditions proffered by the applicant.

WHEREAS, application has been made to the Council of the City of Roanoke to have the hereinafter described property rezoned from RS-3, Single Family Residential District, to C-1, Office and Institutional District, subject to certain conditions proffered by the applicant; and

WHEREAS, the City Planning Commission, which after giving proper notice to all concerned as required by §36-541, Code of the City of Roanoke (1979), as amended and after conducting a public hearing on the matter, has made its recommendation to Council; and

WHEREAS, a public hearing was held on said application by the City Council at its meeting on October 13, 1986, after due and timely notice thereof as required by §36-541, Code of the City of Roanoke (1979), as amended, at which hearing all parties in interest and citizens were given an opportunity to be heard, both for and against the proposed rezoning; and

WHEREAS, this Council, after considering the aforesaid application, the recommendation made to the Council by the Planning Commission, the City's Comprehensive Plan, and the matters presented

at the public hearing, is of the opinion that the hereinafter described property should be rezoned as herein provided.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke that §§36-3 and 36-4, Code of the City of Roanoke (1979), as amended, and Sheet No. 165 of the Sectional 1976 Zone Map, City of Roanoke, be amended in the following particular and no other:

Property described as a certain tract of land located at the intersection of Brambleton Avenue, S. W., and Woodlawn Avenue, S. W., and extending through to Spessard Street, designated on Sheet No. 165 of the Sectional 1976 Zone Map, City of Roanoke, as Official Tax No. 1650318 be, and is hereby rezoned from RS-3, Single Family Residential District, to C-1, Office and Institutional District, subject to those conditions proffered by and set forth in the petitioner's amended Petition to Rezone, filed with the City Clerk on September 9, 1986, and that Sheet No. 165 of the Zone Map be changed in this respect and further subject to the additional proffered condition that the driveway shown as exiting on Spessard Avenue, S. W., on petitioner's Exhibit B attached to the amended Petition to Rezone shall be relocated through Parcel C to exit on Woodlawn Avenue, S. W., and the proffered site plan shall be amended accordingly.

ATTEST:

City Clerk.

RECEIVED
CITY CLERKS OFFICE

'86 OCT 28 P4:3'

EUGENE M. ELLIOTT, JR.
ATTORNEY AT LAW
SUITE 910
DOMINION BANK BUILDING
ROANOKE, VIRGINIA 24011
(703) 981-0164

October 24, 1986

RECEIVED

OCT 28 1986

Roanoke Office of Community
Planning & Economic Development

John E. Merrithew
City Planning Department
Room 355
Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011

Re: Bramblewood Park

Dear John:

Enclosed please find a revised site plan concerning the above property which shows the pro-offer driveway relocated to the Woodlawn side of the property. I have not forwarded a copy of this to the City Clerk's Office. Please advise if I need to do so.

If you have any questions regarding this matter, please contact me at your convenience.

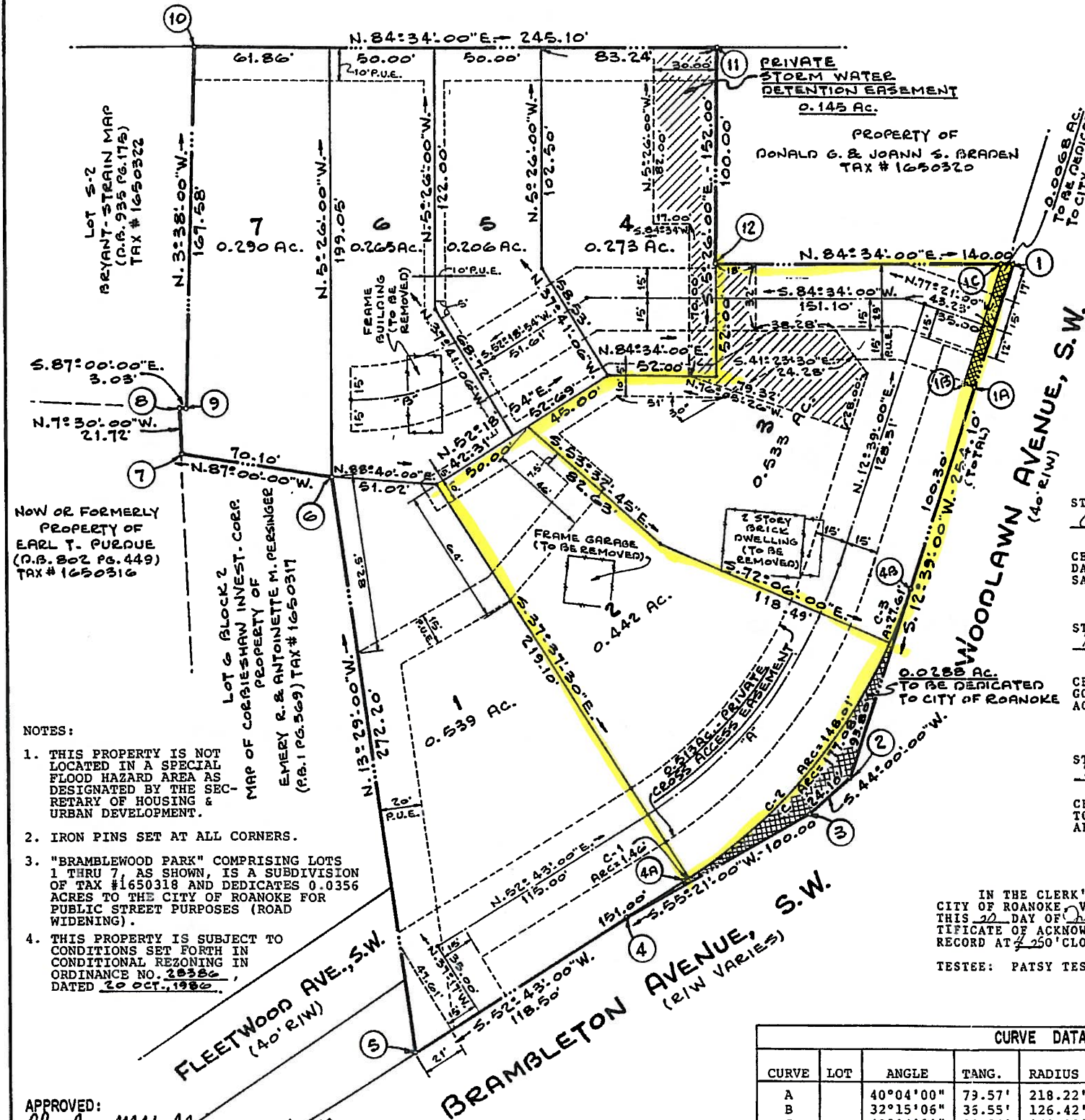
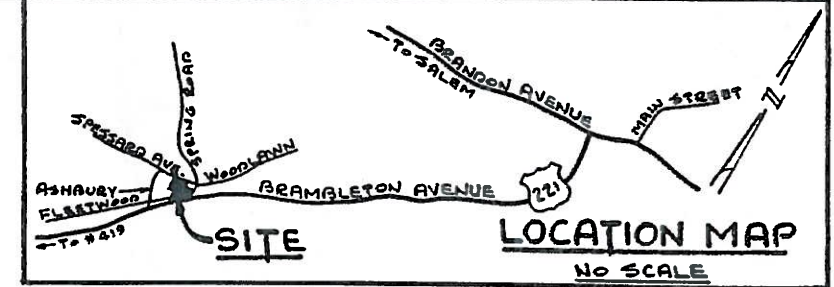
With kindest regards,


Eugene M. Elliott, Jr.

Enclosure

SPESSARD AVE., S.W.
(50' R/W)

NOTE: THIS ORIGINAL PLAT SCALE
HAS NOT BEEN REDUCED.



NOW OR FORMERLY
PROPERTY OF
EARL T. PURDUE
(D.B. 802 PG. 449)
TAX # 1650316

LOT 6 BLOCK 2
PROPERTY OF
CORBIESHAW INVEST. CORP.
EMERY R. & ANTOINETTE M. PERINGER
(P.B. 1 PG. 529) TAX # 1650317

NOTES:

1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT.
2. IRON PINS SET AT ALL CORNERS.
3. "BRAMBLEWOOD PARK" COMPRISING LOTS 1 THRU 7, AS SHOWN, IS A SUBDIVISION OF TAX #1650318 AND DEDICATES 0.0356 ACRES TO THE CITY OF ROANOKE FOR PUBLIC STREET PURPOSES (ROAD WIDENING).
4. THIS PROPERTY IS SUBJECT TO CONDITIONS SET FORTH IN ORDINANCE NO. 28386 DATED 20 OCT. 1986.

APPROVED:
Charles M. Hyllins 6/10/87
CITY ENGINEER, ROANOKE, VIRGINIA
Edward R. Tuckey 6/10/87
AGENT FOR THE CITY OF ROANOKE
PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT CORBIESHAW ASSOCIATES, A VIRGINIA PARTNERSHIP IS THE FEE SIMPLE OWNER OF THE TRACT OF LAND SHOWN HEREON BOUNDED BY CORNERS 1 THRU 12 TO 1 INCLUSIVE, SUBDIVIDED INTO TRACTS AND KNOWN AS "BRAMBLEWOOD PARK", CONTAINING 2.583 ACRES, AND BEING THE LAND CONVEYED TO SAID OWNER BY DEED DATED DECEMBER 2, 1986 AND RECORDED IN DEED BOOK 1549, PAGE 1110 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, AND SUBJECT TO A CERTAIN DEED OF TRUST TO ROGER ASHBY AND JOHN R. PATTERSON, TRUSTEES SECURING WALTER MELVIN BRYANT AND ELMER L. BRYANT, LIENHOLDERS, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, RECORDED IN DEED BOOK 1549, PAGE 1114. THE SAID OWNER HEREBY CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND INTO TRACTS AS SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.1-465 OF THE CODE OF VIRGINIA, AS AMENDED TO DATE.

THE SAID OWNER DOES BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE ALL THE LAND FOR ROAD WIDENING PURPOSES AND ALL OF THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

WITNESS THE SIGNATURES AND SEALS ON THIS 4th DAY OF June, 1987.

CORBIESHAW ASSOCIATES, A VIRGINIA PARTNERSHIP

BY: Thomas M. Hubbard, GENERAL PARTNER
BY: Roger Ashby, TRUSTEE
BY: Walter Melvin Bryant, BENEFICIARY
BY: John R. Patterson, TRUSTEE
BY: Elmer L. Bryant, BENEFICIARY

STATE OF Virginia
City of Roanoke
I, Arthur P. Burnett, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT THOMAS M. HUBBARD, GENERAL PARTNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED June 15, 1987, HAS PERSONALLY APPEARED BEFORE ME IN MY STATE AND ACKNOWLEDGED THE SAME ON THIS 15 DAY OF June, 1987.
MY COMMISSION EXPIRES November 7, 1989
Arthur P. Burnett
NOTARY PUBLIC

STATE OF Virginia
City of Roanoke
I, Michael J. Miller, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT ROGER ASHBY AND JOHN R. PATTERSON, TRUSTEES, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED June 15, 1987, HAS PERSONALLY APPEARED BEFORE ME IN MY STATE AND ACKNOWLEDGED THE SAME ON THIS 15 DAY OF June, 1987.
MY COMMISSION EXPIRES June 15, 1991
Michael J. Miller
NOTARY PUBLIC

STATE OF Virginia
City of Roanoke
I, Michael J. Miller, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT WALTER MELVIN BRYANT AND ELMER L. BRYANT, BENEFICIARIES, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED June 15, 1987, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID STATE AND ACKNOWLEDGED THE SAME ON THIS 15 DAY OF June, 1987.
MY COMMISSION EXPIRES June 15, 1991
Michael J. Miller
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 20 DAY OF June, 1987, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 2:50 O'CLOCK P.M.

TESTEE: PATSY TESTERMAN, CLERK
Patsy Testerman
DEPUTY CLERK

CURVE DATA							
CURVE	LOT	ANGLE	TANG.	RADIUS	ARC	CHORD	CH. BEARING
A		40°04'00"	79.57'	218.22'	152.60'	149.51'	N 32°41'00" E
B		32°15'06"	35.55'	126.42'	71.16'	70.23'	S 68°26'17" W
C		40°04'00"	92.34'	253.23'	177.08'	173.50'	N 32°41'00" E
C	1	00°19'47"	1.73'	253.23'	1.46'	1.46'	S 52°33'06" W
C	2	33°29'21"	75.19'	253.23'	148.01'	145.91'	S 35°38'33" W
C	3	06°14'52"	13.82'	253.23'	27.61'	27.60'	S 15°46'26" W

TOTAL AREA = 2.583 AC.
PLAT SHOWING

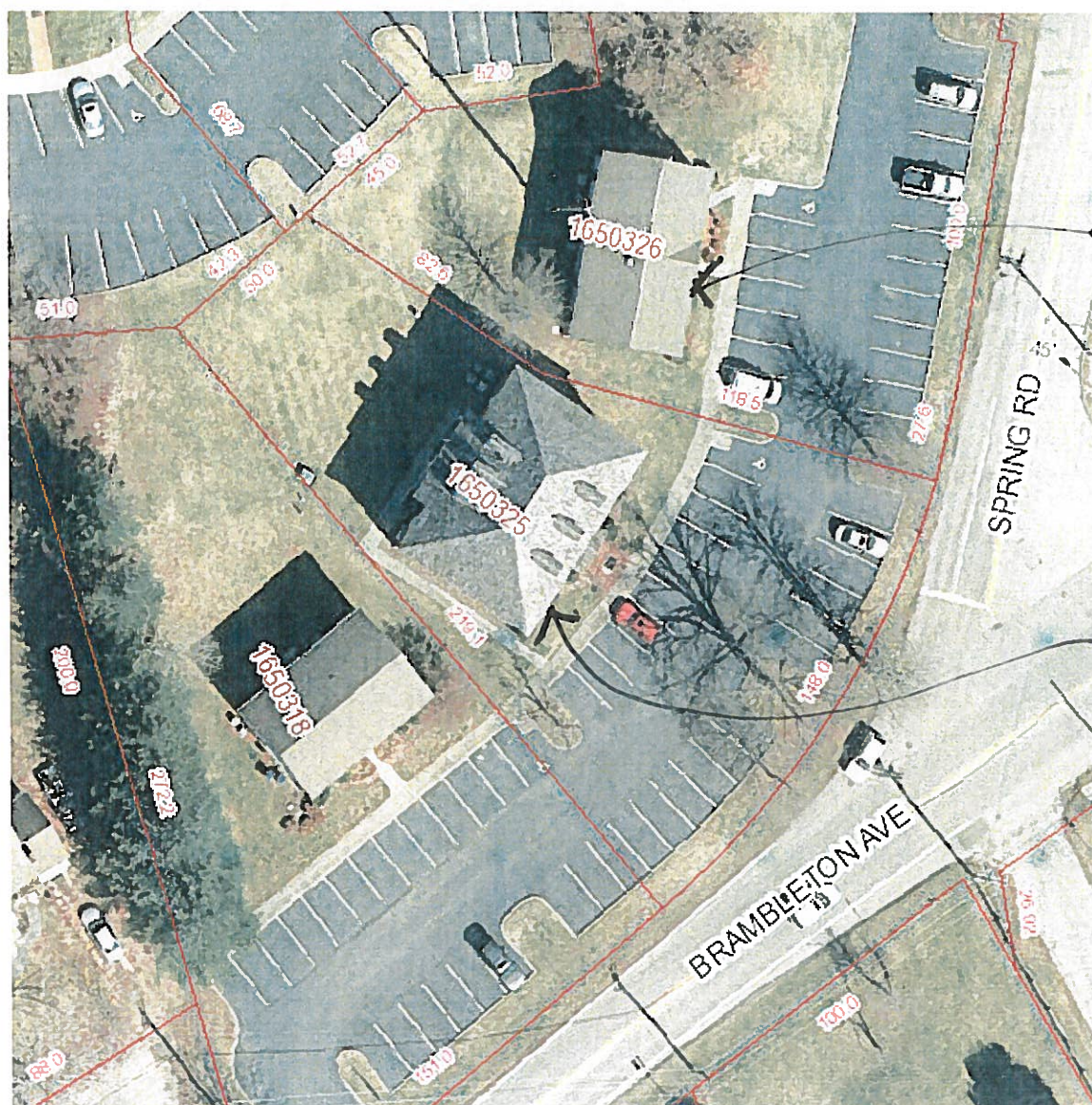
"BRAMBLEWOOD PARK"
ROANOKE, VIRGINIA

PROPERTY OF
CORBIESHAW ASSOCIATES
A VIRGINIA PARTNERSHIP
SEE NOTE #3

SCALE: 1" = 40' DATE: 15 APRIL 1987

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA

#86-654



2701
BRAMBLETON
AVE

2707
BRAMBLETON
AVE

ional
Dev
2209

R-7: Res
Single-Family

CN:
Commercial-Neighborhood

RM-2:
Res Mixed
Density

MX(c): Mixed
Use Conditional
Ord#28386

MX:
Mixed
Use

IN:
Institutional

MX:
Mixed
Use

CN:
Commercial-Neighborhood

R-7: Res
Single-Family

VGIV-City



The City of Roanoke, VA

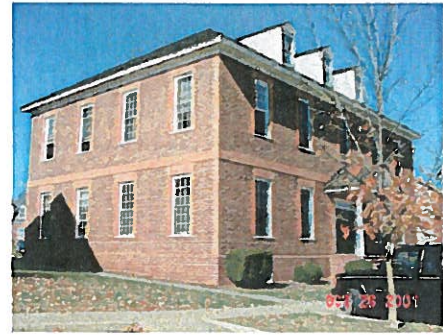
2707 BRAMBLETON
pg 1 of 3

Parcel Id: 1650325

Property Address:

2707 BRAMBLETON AVE SW

ROANOKE, VA 24015



SUMMARY:

Mailing Address:

2707 BRAMBLETON AVE SW

ROANOKE, VA 24018

Neighborhood: 910 - Colonial

Property Class: 400-
Commercial/Industrial

Legal Description: LOT 2
PARK BRAMBLEWOOD

Zoning: MX

Property Acreage: 0.4430

Property Sq. Footage: 19299

Property Frontage: 148

Property Depth: 220.00

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0251G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
1999-03-30	\$400,000.00	FISHER PROPERTIES LLC	W M C PROPERTIES (Inactive)	0990004744
1989-02-14	\$83,000.00	W M C PROPERTIES (Inactive)	CORBIESHAW ASSOCIATES (Inactive)	
N/A	\$0.00	CORBIESHAW ASSOCIATES (Inactive)		

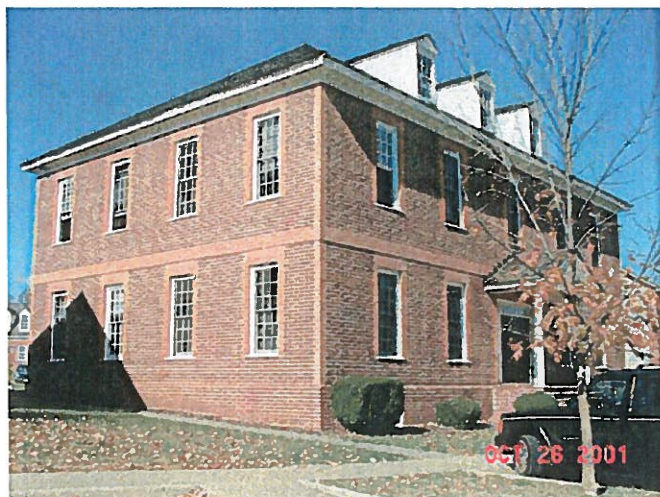
ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2016-01-01	\$159,200.00	\$437,200.00	\$596,400.00
2015-01-01	\$156,000.00	\$437,200.00	\$593,200.00
2014-01-01	\$156,000.00	\$437,200.00	\$593,200.00
2013-01-01	\$156,000.00	\$437,200.00	\$593,200.00
2012-01-01	\$156,000.00	\$437,200.00	\$593,200.00

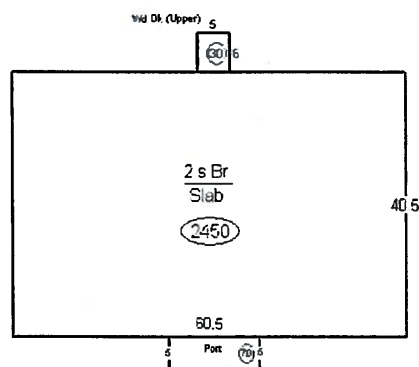
2707
BRAMBLETON
pg 2 of 3

RESIDENTIAL DWELLING DETAIL:

Primary Photo:



Primary Sketch:



IMPROVEMENTS:

IMPROVEMENT 1

2 Story

Structure:

Year Built: 1989

Number of Stories: 2

Construction Exterior:

Foundation:

Structure: Wood Frame

Size S/F: 4900

Lower Split
Level/Foyer:

Lower Finished:

Roof:

Roof Style: 4

Roof Cover:

Plumbing:

2 Fixture:

3 Fixture:

4 Fixture:

5 Fixture:

Heating / Air:

Total Bedrooms:		Heating Type:	4900 sf
Total Rooms:	0	Central Air:	N
Attic:		Fireplaces:	NO
Attic S/F:	None		
Attic Fin S/F:		Porches:	
Basement:		Enclosed Porch:	
Basement S/F:		Open Porch:	
Basement Fin S/F:		Wood Deck:	30
Other Improvements			
Garage			
Attached Garage:			
Detached Garage:			
Attached Carport:			
Basement Garage:			

2707 BRAMBLETON
AVE
PG 3 OF 3



The City of Roanoke, VA

Parcel Id: 1650326

Property Address:

2701 BRAMBLETON AVE SW

ROANOKE, VA 24015



SUMMARY:

Mailing Address:

2701 BRAMBLETON AVE SW

ROANOKE, VA 24015

Neighborhood: 910 - Colonial

Property Class: 400-
Commercial/Industrial

Legal Description: LOT 3
PARK BRAMBLEWOOD

Zoning: MX

Property Acreage: 0.5325

Property Sq. Footage: 23195

Property Frontage: 186

Property Depth: 210.00

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0251G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
1999-02-01	\$0.00	EDGERTON ENTERPRISES LLC	KINETICK DATA SYSTEMS INC (Inactive)	0990006393
1998-12-23	\$0.00	KINETICK DATA SYSTEMS INC (Inactive)	LOCKNER LEROY G & ANN W (Inactive)	0980019545
1992-03-25	\$0.00	LOCKNER LEROY G & ANN W (Inactive)	SOWDER ALBERT RAY & REBECCA J (Inact	
1992-03-23	\$63,500.00	SOWDER ALBERT RAY & REBECCA J (Inact	CORBIESHAW ASSOCIATES (Inactive)	
N/A	\$0.00	CORBIESHAW ASSOCIATES (Inactive)		

ASSESSMENTS:

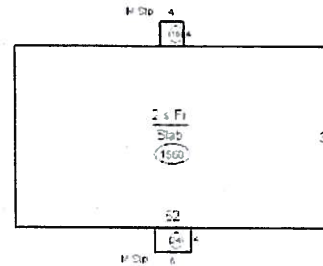
Valuation Date	Land Value	Improvement Value	Total Value
2016-01-01	\$191,400.00	\$216,700.00	\$408,100.00
2015-01-01	\$185,100.00	\$216,700.00	\$401,800.00
2014-01-01	\$185,100.00	\$216,700.00	\$401,800.00
2013-01-01	\$185,100.00	\$216,700.00	\$401,800.00
2012-01-01	\$185,100.00	\$216,700.00	\$401,800.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:



Primary Sketch:



IMPROVEMENTS:

IMPROVEMENT 1

2 Story

Structure:

Year Built: 1998
 Number of Stories: 2
 Construction Exterior:
 Foundation:
 Structure: Wood Frame
 Size S/F: 3120
 Lower Split Level/Foyer:

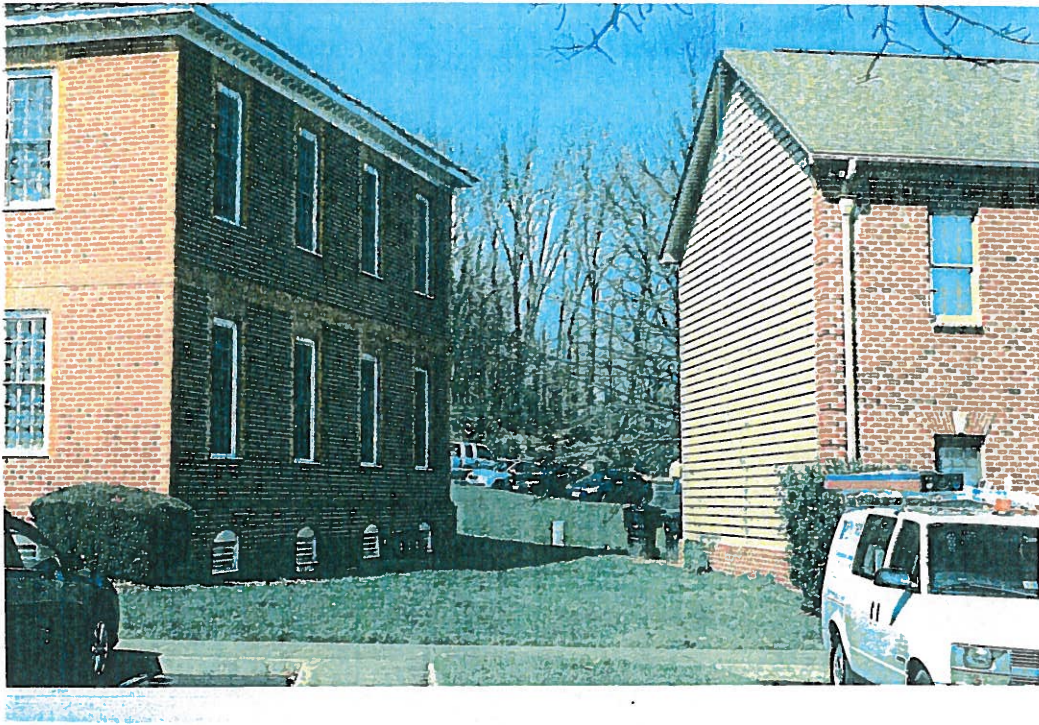
Roof:

Roof Style: 4
 Roof Cover:

Plumbing:

2 Fixture:
 3 Fixture:
 4 Fixture:
 5 Fixture:

Lower Finished:	Heating / Air:
Total Bedrooms:	Heating Type: 3120 sf
Total Rooms: 0	Central Air: N
Attic:	Fireplaces: NO
Attic S/F: None	Porches:
Attic Fin S/F:	Enclosed Porch:
Basement:	Open Porch:
Basement S/F:	Wood Deck:
Basement Fin S/F:	
Other Improvements	
Garage	
Attached Garage:	
Detached Garage:	
Attached Carport:	
Basement Garage:	



STREET VIEW

CONCEPTUAL PLANS
2707 & 2701 Brambleton Avenue, SW
Roanoke, VA 24015

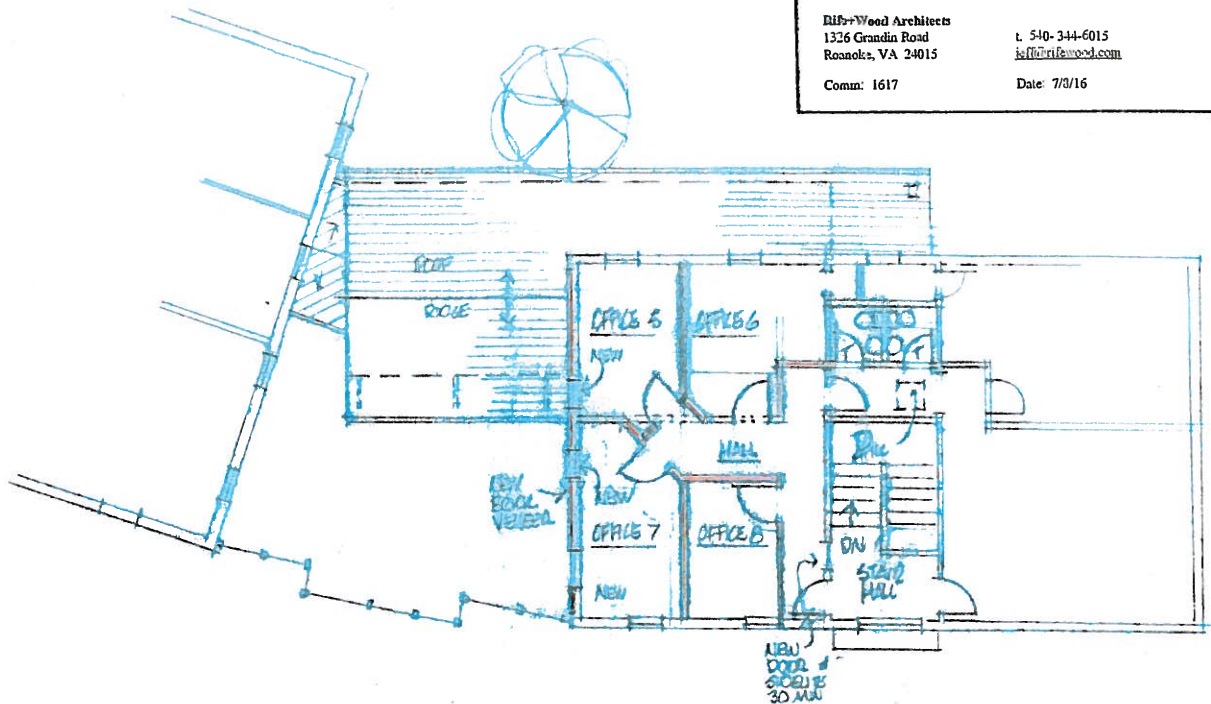
Rife+Wood Architects
 1326 Grandin Road
 Roanoke, VA 24015

T. 540-344-6015
info.rifeandwood.com

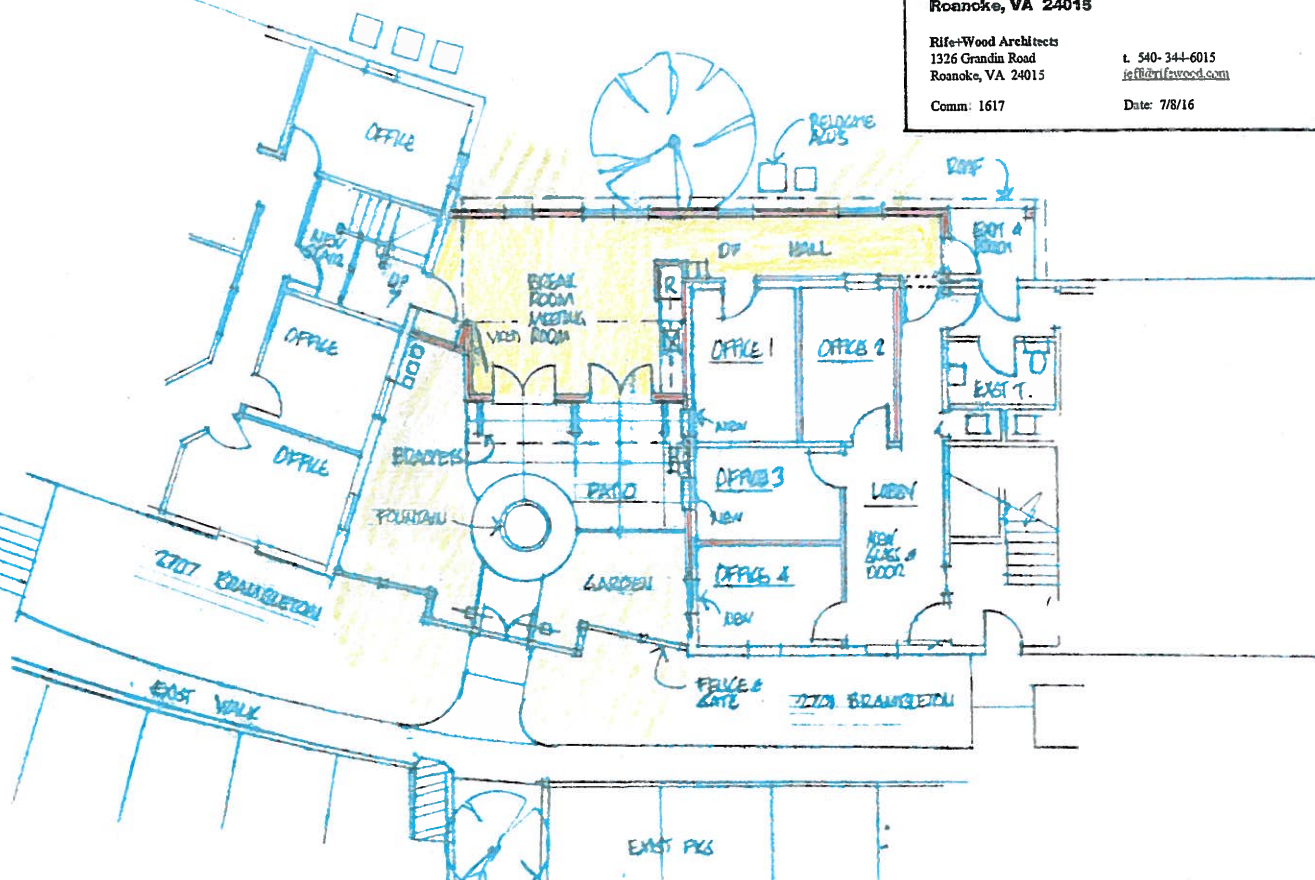
Comm: 1617

Date: 7/8/16

Date: 7/3/16

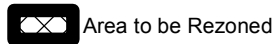


Date: 7/8/16



ZONING DISTRICT MAP

2701 and 2707
Brambleton Ave SW
Official Tax Parcels: 1650326 and
1650325, respectively



Area to be Rezoned

Zoning

- AD: Airport Dev
- CG: Commercial-General
- CLS: Commercial-Large Site
- CN: Commercial-Neighborhood
- D: Downtown
- I-1: Light Industrial
- I-2: Heavy Industrial
- IN: Institutional
- INPUD: Institutional Planned Unit Dev
- IPUD: Industrial Planned Unit Dev
- MX: Mixed Use
- MXPUD: Mixed Use Planned Unit Dev
- R-12: Res Single-Family
- R-3: Res Single-Family
- R-5: Res Single-Family
- R-7: Res Single-Family
- RA: Res-Agricultural
- RM-1: Res Mixed Density
- RM-2: Res Mixed Density
- RMF: Res Multifamily
- ROS: Recreation and Open Space
- UF: Urban Flex
- Conditional Zoning

0 50 100 Feet

